



AGENDA

The Gallatin Historic District Commission invites all members of the public to their regularly scheduled meeting on Tuesday, February 12th, 2013 at 4:30 p.m. in the **History Room, Room 109** of Gallatin City Hall located at 132 West Main Street. The agenda for this meeting is set as follows:

1. Approve Prior Minutes
2. Historic District Design Guidelines Update
3. Real Estate Agent Notification Letters
4. Electronic Agendas
5. Discussion of Monthly Historic Preservation Articles
6. 348 Eastland Drive – Unapproved Changes
7. Woodson Terrace Historic District Street Reports
8. East Main Street Historic District Street Reports
9. Other Business

The Gallatin Historic District Commission will hold its next meeting on Tuesday, March 12th, 2013 at 4:30 p.m. The submittal deadline for that meeting agenda is Tuesday, February 26th, 2013. Please contact the Gallatin Planning Division at 451-5796 for more information.

ORIGINAL

MINUTES OF THE
GALLATIN HISTORIC DISTRICT COMMISSION

January 8, 2013

MEMBERS PRESENT

Tom Richey, Chair
Johnny Wilson
John Garrott
Kenny Thomson

STAFF PRESENT

Kevin Chastine, Planner II
Marianne Mudrak, Board Secretary

MEMBERS ABSENT

Roger Matchett, Secretary

OTHERS

Jim Svoboda, Applicant

A regular meeting of the Gallatin Historic District Commission was held on January 8, 2013 in the History Room of Gallatin City Hall. Chair Tom Richey called the meeting to order at 4:30 p.m. A copy of the meeting agenda is attached to these minutes as Exhibit A.

Without objection, Chair Richey placed one item under Other Business.

Item 1

Approve Prior Minutes

Mr. Wilson motioned to approve the minutes of the November 13, 2012 Gallatin Historic District Commission meeting as presented. Mr. Garrott seconded the motion and the motion passed by unanimous vote.

Item 2

Elect Officer for 2013

Mr. Wilson motioned to nominate Mr. Richey as Chairman; Mr. Garrott as Vice Chair; and Mr. Matchett as Secretary.

Mr. Thomson seconded the motion and the motion passed by unanimous vote.

Item 3

Establish Priorities for the New Year

Chair Richey stated that one (1) area that the historic commission has authority in is suggesting new areas to be reviewed for designation as a potential historic district.

Chair Richey suggested consideration of the press releases accomplished in 2012, and a review of their success to determine if they should be continued.

Chair Richey said targeted oral histories of Gallatin from such citizens as Judge Kelly and Mr. Hugh Love should be considered a priority especially in the light of their age and the history they could provide.

Chair Richey asked that 2013 Historic District Commission priorities be put on the next agenda for discussion.

Item 4
Discussion of Monthly Historic Preservation Articles

Chair Richey said the south side of the public square is the topic of the next article. Chair Richey said the focus would then be on residences. Chair Richey said Mr. Bill Baber has volunteered to write an article on his building, Kennesaw, and other residences.

Chair Richey suggested former Mayor Don Wright might be interested in writing an article on his home.

Item 5
Woodson Terrace Historic District Street Reports

There were no violations to report.

Item 6
East Main Street Historic District Street Reports

There were no violations to report.

Item 7
Other Business

Mr. Chastine presented the staff report and stated the applicant is requesting approval to repair the sun porch roof at 610 East Main Street.

Mr. Chastine said the existing roof is a standing seam tin roof, which has been painted red. Mr. Chastine said the owner has a pending sale on the house and needs to repair the roof before the sale can be completed.

Mr. Jim Svoboda, applicant, said he is asking for the approval of two (2) options for the roof repair. Mr. Svoboda said depending on the cost, he would either use a rubber membrane or a metal standing seam roof.

Mr. Chastine said the standards state that the existing roof should be maintained if possible; however, there are serious water problems with the existing roof.

Mr. Wilson asked if both options are approved methods. Mr. Richey asked if there are any codes issues. Mr. Chastine said there are no codes issues and both options are approvable options.

Mr. Wilson motioned to approve both options requested by the homeowner. Mr. Thomson seconded the motion and the motion passed by unanimous vote.

Item 8
Move to Adjourn

There being no further business to discuss, Chair Richey adjourned the meeting at 5:45 p.m.

Respectfully submitted:

Marianne Mudrak, Board Secretary

Approved:

Tom Richey, Chair

Roger Matchett, Secretary



February 1, 2013

Dear Realtor:

In an effort to keep the real estate community informed about the local historic districts located in Gallatin, Tennessee we have enclosed with this letter a packet of information including a meeting schedule and maps of both the Woodson Terrace and East Main Street Historic Districts. If your packet is missing any of this information, please contact the Codes/Planning Department and a new packet will be provided to you.

As a reminder for you and your clients, the City of Gallatin requires a building permit for many residential construction projects, including but not limited to porch modifications, new additions, storage buildings, decks, carports and certain roof changes. Any project in the historic district that requires a building permit must also receive a Certificate of Appropriateness from the Gallatin Historic Commission *prior* to issuance of the building permit. In addition, because the historic zoning overlay constitutes an actual zone district, all properties are subject to the requirements of the Zoning Ordinance and either the Woodson Terrace or East Main Street Historic District Design Guidelines, which were adopted by the City Council as part of the zoning overlay. Therefore, many projects in the district may require a Certificate of Appropriateness, but not a building permit.

The Historic District Commission meets regularly on the second Tuesday of every month (except June and December) at 4:30pm in Gallatin City Hall, Room 109. All meetings are open to the public, the agendas are posted online at www.gallatinonthemove.com, and the Commission encourages all homeowners to attend these meetings to contribute to the preservation of their neighborhoods.

If you have questions or need assistance, please do not hesitate to contact the Codes/Planning Department.

Sincerely,

Kevin Chastine, AICP
Planner II

Enclosures

HISTORIC AND ARCHITECTURAL INVENTORY
Woodson Terrace Historic District, Gallatin, Tennessee

THC#: SU 1218

COUNTY: Sumner

QUAD: Gallatin (313 NW)



PROPERTY INFORMATION:

Historic/Common Name:

Property Location: 348 Eastland Drive

HISTORIC BACKGROUND:

Date of Construction: ca. 1940

Other Information: This Tudor Revival style dwelling was constructed ca. 1940 according to the Tax Assessor's Office and Sanborn maps of the city of Gallatin.

ARCHITECTURAL SUMMARY:

This is a one-and a half story brick veneer; Tudor Revival influenced dwelling. The dwelling has a continuous concrete block foundation, a side gable roof of asphalt shingles, a main façade stucco chimney and an exterior of brick veneer. On the main (S) façade is a projecting gabled entry bay with a wrought iron handrail and a poured

concrete floor. The main entrance has an original three-light glass and wood door with an aluminum storm door. Windows are original three-over-one double-hung vertical wood sash with brick sills. Other details include a main façade gable roof dormer with a one-light fixed window, asbestos shingles and paired three-over-one windows in the side gable fields and a rear addition with aluminum siding and a shed roof. On the E façade is a projecting gable side porch with square wood posts, wrought iron handrails and a poured concrete floor. At the rear of the house is a garage with a flat roof carport with square wood support posts.

NATIONAL REGISTER ASSESSMENT:

This property was constructed ca. 1940 and would be considered a contributing property if Woodson Terrace is proposed for National Register listing.